



3 The Green Aldwark
, YO61 1UE
£275,000

A CHARMING TWO BEDROOMED COTTAGE RESIDING IN THE SOUGHT AFTER VILLAGE OF ALDWARK OFFERING A BLEND OF CHARACTER, COMFORT AND MODERN PRACTICALITY WITH SCOPE FOR FURTHER ENHANCEMENT. WITH PLEASANT OUTLOOK ACROSS A GREEN, TOGETHER WITH A COTTAGE STYLE REAR GARDEN AND A PAIR OF BRICK BUILT POWERED OUTBUILDINGS AND OFF STREET PARKING, STRENGTHENS ITS APPEAL AS A VERSATILE COUNTRY HOME. OPPORTUNITIES IN THIS VILLAGE SETTING WITH SPACE AND POTENTIAL ARE SELDOM PRESENTED TO THE MARKET

Mileages: Easingwold - 8 miles, York - 14 miles (Distances Approximate).

Reception Lobby, Sitting Room, Kitchen Breakfast Room

First Floor Landing, 2 Bedrooms, Bathroom/WC

Front Garden, Generous Outbuildings, Rear Garden, Off Street Parking

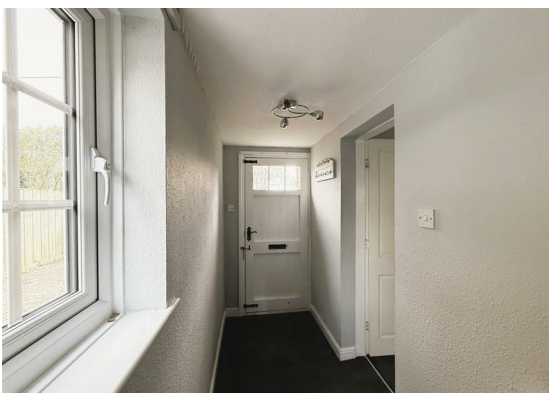
A timber front door with glazed over light opens into a welcoming RECEPTION LOBBY, offering ample space for coats, shoes and household storage. A panelled door leads through to:

To the front of the property a well proportioned SITTING ROOM centred around an attractive feature fireplace with timber surround, tiled inset and open cast grate set upon a speckled granite hearth. A double glazed PVC window provides pleasant views over the front garden and a green beyond, while a feature exposed timber beam adds character.

A panel door leads through to the KITCHEN BREAKFAST ROOM, fitted with a range of solid timber wall and base units complemented by granite effect work surfaces and matching upstands. There is a tiled mid range, integrated double oven, built in fridge freezer and space and plumbing for a washing machine. A stainless steel sink with swan neck mixer tap and etched drainer grooves sits beneath a PVC double glazed window overlooking the pleasant rear garden. To one side lies a useful under stairs cupboard with hot and cold water supply. A part glazed PVC door opens directly onto the rear patio and gardens beyond.

From the kitchen breakfast room, a turned staircase with rear aspect PVC window rises to the FIRST FLOOR LANDING, offering loft access and a shelved and railed airing cupboard.

PRINCIPAL BEDROOM, spans the full width of the house and offers generous fitted wardrobes along with a shelved and railed walk in wardrobe. A PVC double glazed window enjoys views toward the attractive front elevation, complemented by an exposed beam





BEDROOM TWO enjoys a rear aspect via a PVC double glazed window and includes a fitted, shelved and railed wardrobe.

HOUSE BATHROOM, appointed with a panelled bath with chrome mixer taps and handheld shower attachment over, tiled surrounds, pedestal wash hand basin and low suite WC. Tongue and groove panelling rises to dado height, and a frosted PVC window completes this room.

OUTSIDE the property is set behind a cottage style front garden, mainly laid to lawn, with an adjoining gravel driveway which provides tandem parking and pathway leading along the side of the house to a rear picket fence and personal hand gate.

The rear garden has been designed for low maintenance living, featuring raised planters retained by railway sleepers, an area of artificial lawn and a paved patio for outdoor seating. Timber fencing encloses the space to the side and rear.

A pair of generous outbuildings, both with power and light, provide excellent storage or workshop/studio or office opportunities. Additional structures include a timber shed and a further gravelled patio area. A separate outhouse houses the oil boiler and provides further useful storage.

LOCATION - Aldwark is set on the River Ouse, around 14 miles from York, offering a scenic rural setting within a protected conservation area. At its centre sits Aldwark Manor Golf & Spa Hotel, the hotel offers extensive leisure facilities, including a fitness centre, spa, restaurant, and bar/lounge, giving both residents and visitors quality amenities close to home. Despite its tucked away feel, Aldwark offers convenient connectivity, with straightforward routes toward the A19 and A59, while Aldwark Toll Bridge provides a valuable river crossing that helps shorten local travel.

POSTCODE - YO61 1UE

COUNCIL TAX BAND - C

TENURE - Freehold.

SERVICES - Mains water, electricity, drainage and oil fired central heating

DIRECTIONS - From the village of Alne proceed to the crossroads, turn right signposted Flawith, after a short distance turn left sign posted Aldwark. On entering the village, 1 The Green is positioned on the left-hand side identified by the Churchills for Sale Board.

VIEWING - Strictly by prior appointment through the sole selling agents, Churchills of Easingwold.

Agents' Note: There is pedestrian access across the rear of the property to No. 2, together with oil tank access at the very rear for No. 2 for delivery and maintenance only.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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